



THE
A-TEAM

**RE/MAX
FIRST**

2308 PALISADE Drive, Calgary T2V 3V1

MLS®#: **A2190474**

Area: **Palliser**

Listing Date: **01/27/25**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1968**

Lot Information

Lot Sz Ar: **8,535 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,307**
Low Sqft:
Ttl Sqft: **1,307**

DOM

5

Layout

Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Pie Shaped Lot,Private,Treed**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Jetted Tub,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`11" x 13`4"
Kitchen	Main	15`11" x 13`3"
Bedroom	Main	9`11" x 9`2"
Bedroom	Lower	12`8" x 8`6"
Laundry	Lower	9`6" x 9`6"
3pc Ensuite bath	Main	
3pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	13`5" x 11`10"
Bedroom - Primary	Main	19`10" x 11`6"
Game Room	Lower	25`11" x 16`2"
Bedroom	Lower	12`8" x 9`3"
Other	Lower	9`10" x 5`9"
3pc Bathroom	Lower	

Title:
Fee Simple
 Legal Desc:

5600JK

Zoning:
R-CG

Remarks

Pub Rmks: **Situated in the highly sought-after Palliser neighborhood, this charming and well maintained bi-level home offers over 1,300 sq ft on the main floor and an additional 1230 sq ft in the fully finished lower level. Located on a quiet cul-de-sac and surrounded by lush greenery, this residence is just minutes from all the amenities you need, including schools, shopping, dining, transportation, and the beautiful Glenmore Reservoir. Set on a unique, oversized lot with a massive, pie-shaped backyard, this property offers the perfect private oasis. The mature trees ensure complete privacy, creating a serene space ideal for children to play, hosting family gatherings, or simply enjoying the outdoors. The beautifully landscaped yard also includes a recently redone deck, perfect for relaxing summer nights. Additionally, the property features an oversized 25 ft long by 23 ft wide detached garage, providing ample space for parking, storage, or a workshop. Pride of ownership shines throughout this home, beginning with the charming curb appeal. An exposed aggregate walkway leads to the front entrance, setting the tone for the rest of the home. Inside, the home features a spacious and bright great room with large windows that flood the space with natural light. The dining area leads to a kitchen with updated laminate flooring, solid wood cabinets with ample cupboard space, and lots of counter space for prepping. The massive primary suite includes a 3 piece ensuite bathroom with a convenient connection to the 3-piece main floor bathroom, which features a shower. A second generously sized bedroom rounds out the main floor. The lower level offers even more space, with a large rec room featuring a cozy fireplace, two additional bedrooms with walk-in closets, and another 3-piece bathroom. A laundry room with plenty of storage space and a utility room complete this level. For families, the proximity to excellent schools, recreation options, and outdoor spaces makes this home a true gem. Don't miss your chance to see this one, it's sure to capture your heart!**

Inclusions: **Freezer in basement, fridge in basement**
 Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











